

ARTICLE THIRTEEN: CLAM LAKE CORRIDOR OVERLAY ZONE

13.1: PURPOSE

The Clam Lake corridor Overlay Zone is established for the purpose of allowing a planned office and commercial area to develop. The planned nature of this area is intended to promote uses that are not only compatible but beneficial to one another. Additionally, the Overlay Zone is intended to:

1. Minimize impacts to natural resources.
2. Protect the property values and investments made by present and future property owners.
3. Regulate site and building development to ensure compatibility between adjacent and neighboring sites and buildings.
4. Provide regulations that supplement existing ordinances by creating additional standards and site plan requirements.

13.2: APPLICABILITY

The regulations set forth in this Article are applicable to lands which are within the Clam Lake Overlay Zone as depicted on the Zoning District Map of Wexford County, Michigan, as amended.

13.3: ADDITIONAL SITE DEVELOPMENT REGULATIONS

In addition to the dimensional requirements found in Section 4.2 of this Ordinance, the following requirements shall apply to the Office/Service and commercial Zoning Districts.

13.4: OFFICE/SERVICE DISTRICT

1. Minimum Lot Area: 22,500 square feet.
2. Maximum Percentage of Lot Coverage by Buildings: 35.
3. Maximum Building Height: 35 feet.
4. Front Setback: 75 feet or 25 feet from a lot that fronts on an internal access road system.
5. Side Yard: 30 feet, unless adjacent to residentially zoned area, in which case the side yard shall be 50 feet.
6. Rear Yard: 60 feet.
7. Minimum Lot Width: 150 feet.
8. Parking Areas: In addition to the required parking requirements set forth in Section 3.18, the following shall apply.
 - a) All required parking spaces shall have an asphalt or concrete surface.
 - b) No more than 35 of the total number of parking spaces required may be placed in a front yard.
 - c) Parking areas shall be located at least 15 feet from any road or street right of way or easement.
 - d) Parking areas shall be located at least 10 feet from any property line. Access drives linking parking areas on separate properties are permissible, and are not subject to the 10 foot separation requirement.
 - e) Landscape islands shall be placed in all parking areas that exceed 30 total spaces. Islands shall be provided on the basis of 200 square feet of landscape material for each ten (10) parking spaces.
9. Buffer Areas: Where a rear yard or side yard is adjacent to a residentially zoned area, a 20 feet wide buffer shall be provided. No buildings, structures, signs, or parking areas shall be placed or

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located within the buffer area. Fences, walls, or screens, if in accordance with other provisions of this Ordinance, are permissible. The buffer area may be landscaped, and may be used to satisfy dimensional yard requirements.

10. Signs: In addition to the requirements set forth in Section 3.19, the following shall also apply:
 - a) All signs shall be located at least 15 feet from all property lines.
 - b) The maximum display area of any sign face shall not exceed 75 feet.
 - c) One (1) free-standing sign shall be permitted per parcel, lot, or site.
 - d) One (1) wall mounted sign shall be permitted, provided, that it is attached flat against the building
 - e) The maximum height of free-standing signs including support structures is fifteen (15) feet.

13.5: COMMERCIAL DISTRICT

1. Minimum Lot Area: 43,560 square feet.
2. Maximum Percentage of Lot Coverage by Buildings: 50.
3. Maximum Building Height: 35 feet.
4. Front Setback: 75 feet or 25 feet from a lot that fronts on an internal access road system.
5. Side Yard: 25 feet, unless adjacent to residentially zoned area, in which case the side yard shall be 75 feet.
6. Rear Yard: 60 feet, unless adjacent to residentially zoned area, in which case the rear yard shall be 75 feet.
7. Minimum Lot Width: 150 feet
8. Parking Areas; In addition to the required parking requirements set forth in Section 3.18, the following shall apply:
 - a) All required parking spaces shall have an asphalt or concrete surface.
 - b) No more than 50 of the total number of parking spaces required may be placed in a front yard.
 - c) Parking areas shall be located at least 15 feet from any road or street right of way or easement.
 - d) Parking areas shall be located at least 10 feet from any property line. Access drives linking parking areas on separate properties are permissible, and are not subject to the 10 foot separation requirement.
 - e) Landscape islands shall be placed in all parking areas that exceed 30 total spaces. Islands shall be provided on the basis of 200 square feet of landscape material for each ten (10) parking spaces.
9. Buffer Areas: Where a rear yard or side yard is adjacent to a residentially zoned area, a 30 feet wide buffer shall be provided. No buildings, structures, signs, or parking areas shall be placed or located within the buffer area. Fences, walls, or screens, if in accordance with other provisions of this Ordinance, are permissible. The buffer area may be landscaped, and may be used to satisfy dimensional yard requirements.
10. Signs: In addition to the requirements set forth in Section 3.19, the following shall also apply:
 - a) All signs shall be located at least 15 feet from all property lines.
 - b) The maximum display area of any sign face shall not exceed 100 square feet.
 - c) One (1) free-standing sign shall be permitted per parcel, lot, or site.

- d) One (1) wall mounted sign shall be permitted, provided that it is attached flat against the building face.
- e) The maximum height of free-standing signs including support structures shall be fifty (50) feet.

13.6: LANDSCAPING AND LANDSCAPE PLANS

1. As part of site development landscaping shall be required. All landscape material shall be at a minimum hardy in Zone 5 in accordance with U.S.D.A. Zones of Plant Hardiness.
2. Minimum Landscape Material Size:
 - a) Deciduous Canopy Trees shall be at least 2 1/2" in caliper.
 - b) Evergreen Trees shall be at least six (6) feet in height.
 - c) Ornamental Trees shall be at least 2" in caliper.
 - d) Upright Shrubs shall be at least 18" in height.
 - e) Spreading Shrubs shall have at least an 18" spread.
3. A Landscape Plan showing the location, variety, and size of all plant material shall be submitted for review as part of the submission for site plan review, as required by Articles 11 and 14.
4. All landscaped areas shall be maintained and replaced as necessary.

13.7: SITE PLAN REVIEW

In addition to the requirements set forth in Article Eleven, and the standards for approval in Section 11.5, the following standards and requirements shall apply:

1. Site development shall take place in areas of the site where impacts to mature trees, hill tops, and scenic vistas will be minimized.
2. Driveways/Curb Cuts:
 - a) At least 150 feet, measured from centerline to centerline, shall separate driveways or curb cuts located on the same side of the street or road, regardless of property ownership.
 - b) No more than two (2) driveways or curb cuts shall be allowed per site or development that access the same street or road. Additional driveways or curb cuts are permissible, provided that they access a different street or road.
 - c) Insofar as possible, curb cuts shall be aligned with those occurring on the opposite side of the street.
3. Utilities: All utilities, including electric, telephone, and cable television shall be installed underground.. All utility installations shall be carried out in accordance with rules and standards promulgated by the Michigan Public Service commission. In the event that utilities can not be installed underground they shall be located along the base of hill sides and long tree lines, all transformers or mechanical structure associated with the utilities that are ground mounted, shall be landscaped.
4. Buildings and site Amenities: Insofar as possible, building material and site amenity materials that blend with the natural surroundings shall be used. Buildings and site amenities shall be harmonious with surrounding developments.
5. Mechanical Equipment: all mechanical equipment structures including those on building roofs shall be screened from grade view.

ARTICLE FOURTEEN: VALIDATION AND ENACTMENT

14.1: VALIDITY

Should any article, section, or provision of this Ordinance be found unconstitutional or invalid by the courts, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so determined to be unconstitutional or invalid

14.2: ENACTMENT

This Ordinance is hereby declared necessary for the preservation of the peace, health, safety, and welfare of the inhabitants of Wexford County, Michigan.

14.3: REPEAL OF PRIOR ORDINANCES

The Interim Wexford County Zoning Ordinance, adopted by the Wexford County Board of Supervisors, effective October 15, 1968, and all subsequent amendments hereof, are hereby repealed effective coincident with the approval of this Ordinance by the Office of Economic Development Michigan Department of Commerce.

14.4: EFFECTIVE DATE

This Ordinance shall take effect on the date following its approval by the Michigan Department of Commerce. Enacted by the County Board of Commissioners of Wexford County Michigan on the 14th day of June, 1971. (Amended 2/15/95)